

Breezy Knoll Association Minutes

August 29, 2010

1. Welcome. All homes present or represented by proxy except for Auerbach. Bloom and Hershman gave their proxies to Berger.
2. Minutes from June 2010 meeting accepted without changes.
3. President Judy Luskin asked if everyone had copies of the new amended By-Laws. Karen Halpert to distribute printed copies to Scheines, Hyner, Glasser, Levy and Gordon.
4. Phyllis Behar offers to put together a preferred vendor list.
5. **Committee Reports**
 - a. **Legal (Judy Luskin for Michael):** Direct contact with Green has been made. There is a tentative agreement on all points. Hopefully proposal will be presented to board within 4 weeks.
 - b. **Beach (Mark Hyner):** No issues. Drain will be installed gratis next year.
 - c. **Playground (Patricia Scheines for Liz):** All is well.
 - d. **Water (Mark Hyner):** Water quality continues to be good. All equipment is relatively new and functioning well (pump is 4 years old). Ongoing monitoring system is in place. Stefanie Siegmund asked for a usage report to ascertain whether we are at or nearing the capacity of the well. Mark to determine well flow rate. Mark displays a map of houses and asks each homeowner to indicate the location of their respective [shut-off valves](#).

- e. **Shed (Brian Berger):** All is well. Money has been budgeted in 2011 for maintenance which includes gravel, repair to car damage and siding on the front of shed.
- f. **Tennis (Hank Behar):** Court is in good shape. Budget to increase to \$2200.
- g. **Defibrillator (Hank Behar):** Training expires in 3 years. Monies have been budgeted in 2011 to retrain those who took the course in 2007(\$600)
- h. **Dumpster (Hank Behar):** Permanent location of South dumpster and repair of fencing contingent upon final agreement with Green. New contract thru 2014 for dumpster collection negotiated at a lower price from \$1350 to \$1291. Budgeted amount \$1400. Plan in place to have increased winter service by adding a monthly pick up in each of the winter months and remove pickups on the first and second Friday in June and the Tuesday and Friday pick up in the last week in September. Recycling remains the responsibility of individual homeowners.
- i. **Waterfront (Patty Silver for David Schorr):** Sand for the beach was delivered on time and on budget. Docks were a different story, as it was very difficult to find a vendor to install and remove them. 2010 installation went over budget (budget \$1270, actual \$2162). Due to the age of dock system, parts in 2010 needed to be replaced and annual parts replacement cost in the future could be high. Bottom line is that we can expect the unexpected in the system and request a \$1000 budget increase to cover contingencies. Docks are deteriorating and the big question is do we continue to repair the current dock or approve a capital assessment to replace the system. David has been gathering quotes from 2 local providers. The high end system is estimated to cost \$70,000. A more moderate approach would cost \$40,000. The opinion of the chairman is that we could continue to struggle with the old system at increasing costs for perhaps 5 more years. It is recommended that we consider installing a new system sooner rather than later that would be more durable, safer and more versatile. It was determined that more investigation is needed before a decision can be made. There was a discussion about the merits of floating versus fixed structures. Brian Berger volunteers to head up a committee to make a proposal on a new dock in June 2011. . Treehouse at boat dock needs to be

replaced. David has attended the first part of a two stage permit meeting with the Wetland Commission. He anticipates that approval will be granted. He expects having a design including a synthetic decking proposal available sometime in September.

j. Grounds (Karen Halpert) : There are 4 major components of the budget:...

1. Lawn and Fall/Spring Cleanup : To be done by Bill Woodington. Additional monies have been budgeted for Bill to begin mowing earlier in the spring.
2. Lawn Spot treatment: Spot areas where the grass has died and turned brown or areas with only broad leaf need to be scraped/ dug up and reseeded.
3. Grub treatment/ fertilizing: When PH is out of balance grubs proliferate and moles move in to eat the grubs. Treatment involves replacing nutrients . Once PH is balanced, less treatment is required. Karen Halpert recommends continuing and shifting expenditures from the Jubilee Committee to an operating line item. A question was asked by Bob Maddox about treating the lawn during a rain storm. He asked that each committee chairman provide a list of all chemicals (both organic and synthetic) that are applied to the grounds.
4. Overseeding: Grass has a lifecycle. To promote new growth one needs to reseed. Greater grass growth will help limit weeds and create a thicker, healthier lawn. Best time of the year to seed is in the spring or fall when there is more rain and dew. A four year plan of overseeding was recommended involving one quarter of the lawn in each of the years and to eliminate the field beyond the Blooms, if needed.

k. Trees(Michael Silver): All is mostly well. Very little to report. Made good use of the budget. No major emergencies this spring and summer. Plan is to schedule a walk around with

the arborist in September. Access was improved on the BK/Gold Coast road. Visibility and access for emergency vehicles improved at North Parking Lot. Karen Halpert mentioned that an agreement was made between the Grounds and Tree committees to determine respective responsibility based on the height of the shrub/bush. The dividing line agreed upon was 4 or 5 feet. The Tree committee will prune and clean up site lines at the entrance of the South Parking Lot and at the corner of Benedict and 209. Patty Silver asks if an entrance to South Parking Lot could be made on Benedict Road. Patricia Scheines indicates that an agreement was made with Birkett to place entrance on 209.

1. **Nominating(Joanne Siegmund):** Slate for 2011 is as follows

President:	Julie Siegmund
Vice President:	Hank Behar
Secretary:	Joanne Waller
Treasurer:	Judith Krones
Board:	Liz Scheines, Judy Luskin, Karen Halpert

It was noted that more participation in the management of community affairs is needed. Slate passes unanimously.

m. **Budget (Karen Krop):**

We were not over budget on main line items but increases in insurance premiums and emergency tree work caused an overage. Grub treatment moved from capital expense to an operating item on the budget. Most spending is non discretionary. Increases for 2011 include waterfront and grounds. Bart Smidt asked that more budget detail be provided to the community. There was a discussion about baseline budget and contingency expenditures. It was explained that all anticipated work is a budget item and that contingency expenditures are caused by “acts of God”. Several capital improvements were not reflected in the budget including Tree House Deck Improvement and Dumpster Enclosure. Both projects were already approved for this year as part of the Jubilee Fund which has been already completely

spent. To fund these projects, association voted in favor that each house will be assessed up to \$400. Membership will be informed and assessed within this year once the actual amount is known. If monies were to exceed this amount the Board will come back to the community for E-mail approval. Assessments for Emergency Funds approved at the June meeting of \$500 per house are now due. Jubilee Fund has been spent. It is anticipated that new capital improvements will be needed and assessments made. Patty Silver volunteered to head a capital improvement committee to come up with a wish list. The following volunteered to be part of the committee: Jackie Sherman, Bob Maddox, Mark Hyner, Karen Halpert, Joan Gordon and Patricia Scheines. Walter Waller raised a question about the increased expenditure for insurance. There was a discussion about whether we were overly insuring for liability and whether unlicensed workers for the community or individual homeowners were covered by community workman's compensation or liability insurance. **A motion was raised to reduce liability insurance coverage to \$2 million, but was defeated.** Bob Maddox raised a question about the increases in the budget over the last three years, noting that expenses have increased by 40% over that time period. Patty Silver noted that there has been consistent underinvestment in infrastructure and that the nature of the community has changed over the last 50 years. Bob suggested that we need to look more closely at the budget on a line item basis. Leo Glasser made a motion to halt discussion. It was seconded. **Budget passes** .[K1] .

6. Other Business:

Phyllis Behar discusses group photos from the Jubilee and graciously offers to provide family photos to those requesting them. Group shots will be available for cost plus a \$5 contribution to the Jubilee Party Overage Fund. There was a "shout out" to the Jubilee Committee for a lovely party. It was agreed that every house should take it upon itself to donate \$5-10 for each of their house's attendees to cover the party overage. CDs of the photo slideshow are available for \$10. Shirley Levy and Phyllis Behar agreed to host the Labor Day Party. It will be held on Sunday, September 5th and festivities will be kicked off by a softball game at 11 O'clock. Pot Luck lunch and ice cream on the green to follow. Joan Gordon thanked the current board for all their efforts which was

heartily seconded by all in attendance. Mark Hyner will send an e-mail about an electronic water shut- off valve that may prevent flooding if a pipe breaks.

7. Meeting Adjourned